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MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: Zoning Referrals

BOARD OF APPEAL

Re: Petition No. Z-645
Louis M. Kfoury
44 West Newton Street, Boston

A forbidden use and variance of off-street parking less than required are sought to change occupancy from meeting club hall and lodging house to a funeral home in an apartment (H-2) district. The petitioner states the building has been used as a funeral parlor since 1960 and failure to secure a permit at that time was inadvertent. However, building department records indicate the application was abandoned for lack of work. The South End Project staff is opposed as the use is not in conformity with the Urban Renewal Plan. Denial is recommended.

VOTED: That in connection with Petition No. Z-645 brought by Louis M. Kfoury, 44 West Newton Street, Boston, for a forbidden use and variance of off-street parking less than required, to change occupancy from meeting club and lodging house to funeral home in an apartment district, the Boston Redevelopment Authority is opposed to the granting of the petition. The use is not in conformity with the approved South End Urban Renewal Plan and there is no provision for any off-street parking. No evidence of practical difficulty or substantial hardship has been submitted that would justify the granting of the variances.

Re: Petition No. Z-646
G & H Realty
1039-1045 Commonwealth Ave., Allston

Variances of usable open space and off-street parking less than required are sought to erect a three-story, 27 unit apartment building over an existing one-story auto sales and showroom in a general business (B-2) district. Building is presently divided into two sections, a used car sales room and

storage and a retail store. These uses would require 19 spaces but they are pre-code and non-conforming as regards parking. Now petitioner wishes to build apartments above one of the stores and will supply required parking of 20 spaces, for the apartments, on the ground floor. Transportation department recommends that these twenty spaces be not used to accommodate customer parking for used car sales room. Recommend approval with above conditions.

Optional case

VOTED: That in connection with Petition No. Z-646 brought by G & H Realty, 1039-1045 Commonwealth Avenue, Allston, for two variances to erect a three-story, 27 unit apartment building over an existing one-story auto sales and showroom, in a general business district, the Boston Redevelopment Authority has no objection provided the twenty parking spaces at 1039 Commonwealth Avenue are not used as garage space for the auto sales customers.

Re: Petition No. Z-647
Robert Thomas
32 Wenonah Street, Roxbury

Two variances are sought to change occupancy of a dwelling from two to three families in a residential (R-.8) district. The violations are not area per additional unit and usable open space less than required since appellant states he purchased the property as a three-family dwelling and that it has been used as such for the past twenty years. The Washington Park staff is not opposed. Recommend approval.

Optional case

VOTED: That in connection with Petition No. Z-647 brought by Robert Thomas, 32 Wenonah Street, Roxbury, for two variances to change occupancy of a dwelling from two to three families in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variances. The appellant purchased the property as a three-family dwelling. The proposed use would not conflict with the Washington Park Urban Renewal Plan.

Re: Petition No. Z-648
Association for Cultural Interchange,
Inc.
395 Commonwealth Avenue, Boston

A conditional use permit is sought in an apartment (H-5) district to change occupancy from offices to lodging house. The Back Bay Project Director is opposed because it is the objective of the Back Bay Planning Program to discourage transient type occupancy in favor of attracting permanent type residents through conversions to apartment uses. Recommend denial.

VOTED: That in connection with Petition No. Z-648 brought by Association for Cultural Interchange, Inc., 395 Commonwealth Ave., Boston, for a conditional use permit to change occupancy from offices to lodging house, in an apartment district, the Boston Redevelopment Authority is opposed to the granting of the petition. It is the objective of the Back Bay Planning Program to return the Back Bay to a more stable type population by discouraging the expansion of transient type housing.

Re: Petition No. Z-649
Peter Moretti
249 Maverick Street, East Boston

Appellant is appealing an order of the Building Commissioner to remove a one story wood shed forthwith in an apartment (H-1) district. The shed is less than four feet from side lot line and ten feet from rear lot line. This is an existing ash barrell storage shed for the use of a 12 family apartment building. Appellant's addition of a roof over open shed for protection, caused the violation. Approval is recommended.

Optional case

VOTED: That in connection with Petition No. Z-649 brought by Peter Moretti, 249 Maverick St., East Boston, appealing an order of the Building Commissioner to remove a one-story wood shed forthwith, in an apartment district, the Boston Redevelopment Authority has no objection. Appellant merely added a roof to an existing ash barrell storage shed used by twelve families.

Re: Petition No. Z-650
Nicholas Shaheen
52 Clarendon Street, Boston

A forbidden use is sought to change occupancy from lodging house to lodging house and real estate office in an apartment (H-2) district. The locus is within a few hundred yards of the congested intersection of Warren and Columbus Avenues. Clarendon Street is open to one-way traffic only. The use would tend to further aggravate the already serious traffic problem in the area. The South End Project staff is opposed. Recommend the petition be denied.

VOTED: That in connection with Petition No. Z-650 brought by Nicholas Shaheen, 52 Clarendon Street, Boston, for a forbidden use to change occupancy from lodging house to lodging house and real estate office in an apartment district, the Boston Redevelopment Authority is opposed to the granting of the variance. The use is not in agreement with the approved South End Urban Renewal Plan. The Plan is to rehabilitate and conserve this area for housing, to which a business use is inimical. The required conditions for a variance cannot be met.

Re: Petition No. Z-651
Alvin Sutherland & Albert Abramson
6-8 Franklin Street, Brighton

A conditional use permit is sought to change occupancy from cafe to wholesale distributors of automotive supplies and accessories in a general business (B-1) district. The building is partly in a light manufacturing (M-1) district, where the proposed use is allowed. The surrounding area is auto-oriented. There will be no physical alterations. Approval is recommended.
Optional case

VOTED: That in connection with Petition No. Z-651 brought by Alvin Sutherland and Albert Abramson, 6-8 Franklin Street, Brighton, for a conditional use permit to change occupancy from cafe to wholesale distributors of automotive supplies and accessories, in a general business district, the Boston Redevelopment Authority has no objection to the granting of the petition. The dividing line of a light manufacturing district where the use is allowed, intersects a corner of this property. Further, the surrounding area is auto-oriented.

Re: Petitions No. Z-652 & Z-653
Patrick J. McCarthy
197-199 Savin Hill Ave., Dorchester

Five dimensional variances are sought to erect a single family dwelling and sub-divide lot in a single family (S-.5) district. The existing lot is approximately 190 feet deep and 60 feet wide. Two similar lots at 201 and 207 Savin Hill Avenue support two dwellings. The violations are minimal. The property is adjacent to R-.5 and R-.8 districts. It is felt the request is a reasonable use of land and approval is recommended.

Optional case

VOTED: That in connection with Petitions No. Z-652 and Z-653, brought by Patrick J. McCarthy, 197-199 Savin Hill Avenue, Dorchester, for five dimensional variances to erect a one-family dwelling and subdivide lot in a single family district, the Boston Redevelopment Authority has no objection to the granting of hte variances. Two adjacent, similar lots support two dwellings. The property is adjacent to residential (R-.5 & R-.8) districts. The Authority feels the request is a reasonable use of land.

